



LOCATION MAP

SCALE: 1" = 2000'

GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY TECTONIC ENGINEERING CONSULTANTS, PC COMPLETED ON 03/01/01.
- VERTICAL DATUM: NATIONAL GEODETIC VERTICAL DATUM OF 1929. (APPROXIMATE)
- REFERENCES:
 - DEED: BOOK 2228, PAGE 180.
 - MAP ENTITLED "LOT LINE CHANGE", PREPARED BY ELIAS D. GREVAS, L.S., FILED WITH THE ORANGE COUNTY CLERK'S OFFICE #8797, DATED MARCH 31, 1988.
 - MAP ENTITLED "INDUSTRIAL SITE NORTH SCISI LAND", PREPARED BY T.W. WESTLAKE, P.E., FILED WITH THE ORANGE COUNTY CLERK'S OFFICE #1698, DATED FEBRUARY 27, 1957.
 - MAP ENTITLED "RIGHT OF WAY AND TRACK MAP, ERIE RAILROAD COMPANY", PREPARED BY VALUATION ENGINEER, FILED WITH THE ORANGE COUNTY CLERK'S OFFICE #V-6-NY SHEET 17 & 17A, DATED JUNE 30, 1918.
- NORTH DETERMINED BY DEED 2228, PAGE 180.
- AREA OF SUBJECT PARCEL: 6.171± ACRES OR 268,828.0404 SQUARE FEET.
- THIS SURVEY IS SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE.
- UNDERGROUND IMPROVEMENTS IF ANY AND NOT VISIBLE AT THE TIME OF THE SURVEY, HAVE NOT BEEN LOCATED IN THE FIELD OR SHOWN HEREON.
- LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY BASED ON SURFACE EVIDENCE AND EXISTING PLANS. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO THE ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING OR CONSTRUCTING IMPROVEMENTS.

CERTIFICATION

I HEREBY CERTIFY TO THE INDIVIDUALS/INSTITUTIONS LISTED BELOW THAT THIS SURVEY MAP IS BASED ON A FIELD SURVEY COMPLETED ON 03/01/2001, UNDER MY IMMEDIATE SUPERVISION, AND THAT IT CONFORMS TO THE MINIMUM STANDARDS FOR THE PREPARATION OF LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS.

- YONKERS CONTRACTING COMPANY, INC.

TOWN OF NEW WINDSOR
PLANNING BOARD APPROVAL BOX

TECTONIC
• PLANNING
• ENGINEERING
• SURVEYING
• CONSTRUCTION MANAGEMENT

TECTONIC Engineering & Surveying Consultants P.C. Phone: (845) 534-3450
2670 Route 9W Fax: (845) 534-3558
Cornwall, NY 12518 www.tectoniceengineering.com

MAP OF LOT LINE CHANGE

YONKERS CONTRACTING COMPANY, INC.
RUSCITTI ROAD
TOWN OF NEW WINDSOR
ORANGE COUNTY, NEW YORK

Date	4/22/02	Work Order		Drawing No.		Rev	
Scale	1" = 40'		3026.01		SU-102		0

02-11 NEW WINDSOR PLANNING BOARD SHEET 1 OF 1

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- PROPOSED PROPERTY LINE
- CONTOUR LINE
- INDEX CONTOUR LINE
- EDGE OF PAVEMENT
- OVERHEAD WIRES
- CHAIN LINK FENCE
- TREE/BRUSH LINE
- STRUCTURE
- UTILITY POLE
- GUY WIRE
- CATCH BASIN
- MANHOLE
- WATER VALVE
- GAS VALVE
- SPOT ELEVATION
- BOLLARD

BULK REQUIREMENTS

TOWN OF NEW WINDSOR - ZONING DISTRICT PLANNED INDUSTRIAL (PI)

MINIMUM BUILDING REQUIREMENTS	REQUIRED	PROPOSED LOT 1	PROPOSED LOT 2
LOT AREA	40,000 SF	56,585 SF	212,243 SF
LOT WIDTH	150 FEET	413.0' ±	410.2 ±
FRONT YARD	50 FEET	57.4' ±	245.4' ±
REAR YARD	20 FEET	22.4' ±	159.5 ±
SIDE YARD	15/40 FEET	15.5±/315.3 ±	79.2±/291.9' ±
MAXIMUM ALLOWABLE			
SITE COVERAGE RATIO	N/A	N/A	N/A
FLOOR AREA RATIO	0.6	0.09	0.003

OWNER/APPLICANT

YONKERS CONTRACTING COMPANY, INC.
969 MIDLAND AVE.
YONKERS, N.Y. 10704

OWNERS ENDORSEMENT

I, THE UNDERSIGNED, HAVE REVIEWED THE CONTENTS OF THIS MAP AND HEREBY CONCUR TO ALL TERMS AND CONDITIONS AS STATED HEREON, AND TO THE FILING OF THIS MAP.

OWNER'S SIGNATURE _____ DATE _____

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0 1 2 3
ORIGINAL SIZE IN INCHES

Rev	Date	Revision	Approved	DRAWING CONTROL
				Designed by: PCS,JR Purpose: <input type="radio"/> For Comment <input type="radio"/> For Approval <input type="radio"/> For Bid <input type="radio"/> For Construction
				Drawn by: PCS,JR Released by: Date:
				Checked by:

